

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner I

**SUBJECT:** TU 10-6-03, Home Depot, 15835 Rick Case Honda Way, Davie, FL 33331

**AFFECTED DISTRICT:** District 4

**TITLE OF AGENDA ITEM:** Temporary Use Permit for Christmas tree sale

**REPORT IN BRIEF:** The applicant (E.A.S.E. Foundation) is requesting approval of a temporary use permit for a Christmas tree sale. The Christmas tree sales tent is going to be located in the southern portion of Home Depots parking lot. Home Depot has also provided E.A.S.E. permission to use the stores restroom facilities. The applicant has received approval from Home Depot to erect the tent and sell the Christmas trees in the parking lot. The Town of Davie Land Development Code Section 17-8, Seasonal sales, defines the permitted period and the necessary facilities provided on site. The Development Review Committee reviewed a satisfactory site plan, which accurately depicted all details of the request.

**DURATION OF EVENT:** The duration and hours of the request is November 27, 2003 to December 25, 2003, Mon.-Thur. 8 a.m. – 8 p.m., Fri.-Sat. 8 a.m. - 9 p.m., and Sun. 9 a.m. – 7 p.m.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Christmas tree sale will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) This permit shall be valid only for the time specific on November 27, 2003 to December 25, 2003, Mon.-Thur. 8 a.m. – 8 p.m., Fri.-Sat 8 a.m. - 9 p.m., and Sun. 9 a.m. – 7 p.m.
- (2) A flame spread certificate for each tent with the address of where the tent will be located during the event.
- (3) A building permit must be secured prior to the event.
- (4) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Development Review Committee members have reviewed the application and have no objections to the request.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Date Flown:  
12/31/00

400 0 400 800 Feet

Planning &amp; Zoning Division - GIS

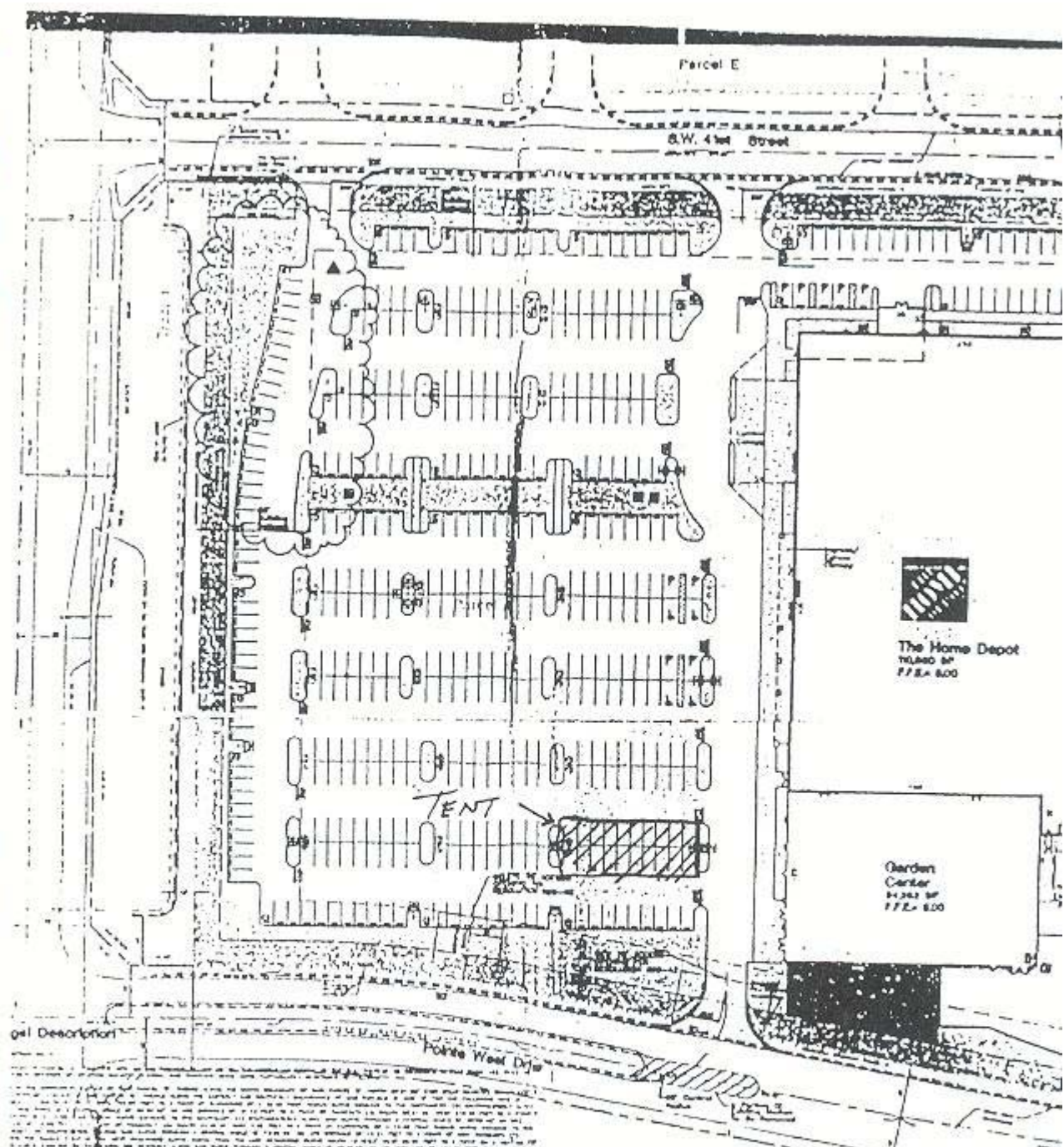


Temporary Use Permit  
TU 10-6-03

### Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.  
Date Prepared: 10-30-03





**Site Description**

The site is located in the City of Miami, Florida, and is bounded by S.W. 4th Street to the north and Pointe West Drive to the south. The site is approximately 114,000 square feet in area and is currently vacant. The site is zoned for commercial use and is suitable for the proposed development. The site is adjacent to the Home Depot and Garden Center, which are major retail centers in the area. The site is also located near the I-95 highway, which provides easy access to the site. The site is surrounded by a mix of commercial and residential development, and the proposed development is expected to complement the surrounding area. The site is also located near the Miami International Airport, which is a major transportation hub in the area. The site is well-served by public transportation, including the Metrorail and Metrobuses. The site is also located near several schools and parks, which are important amenities for the community. The site is a prime location for a new retail or commercial development, and the proposed development is expected to be a successful addition to the area.

**Project Team**

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| <p><b>Developer:</b><br/>Home Depot U.S.A., Incorporated<br/>2555 Peachtree Road<br/>Building C-119<br/>Atlanta, Georgia 30328-4028<br/>Phone: 770-433-8211</p> <p><b>Architect:</b><br/>Brennan's Future Architecture<br/>1111 Poydras Street<br/>New Orleans, Louisiana 70119<br/>Contact: Kevin R. Brennan<br/>Phone: 713-523-1833</p> <p><b>Surveyor:</b><br/>Meyer, Lepp and Associates Inc.<br/>1800 N. Douglas Road<br/>Suite 200<br/>Pompano Beach, Florida 33064<br/>Contact: George S. Meyer<br/>Phone: 954-434-7000</p> | <p><b>Engineer:</b><br/>Engineering and Associates<br/>618 31st Street<br/>Suite 400<br/>Fort Worth, Texas 76104<br/>Contact: Henry L. Bell<br/>Phone: 817-343-7501</p> <p><b>Landscape Architect:</b><br/>Urban Resources Group<br/>618 31st Street<br/>Suite 400<br/>Fort Worth, Texas 76104<br/>Contact: David J. Woodward<br/>Phone: 817-343-7500</p> |
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